Crew Chief Petroleum

Development Permit Submission

Issue Date September 2nd 2026

NOT FOR CONSTRUCTION

CLIENT

[redacted]

ARCHITECTURAL

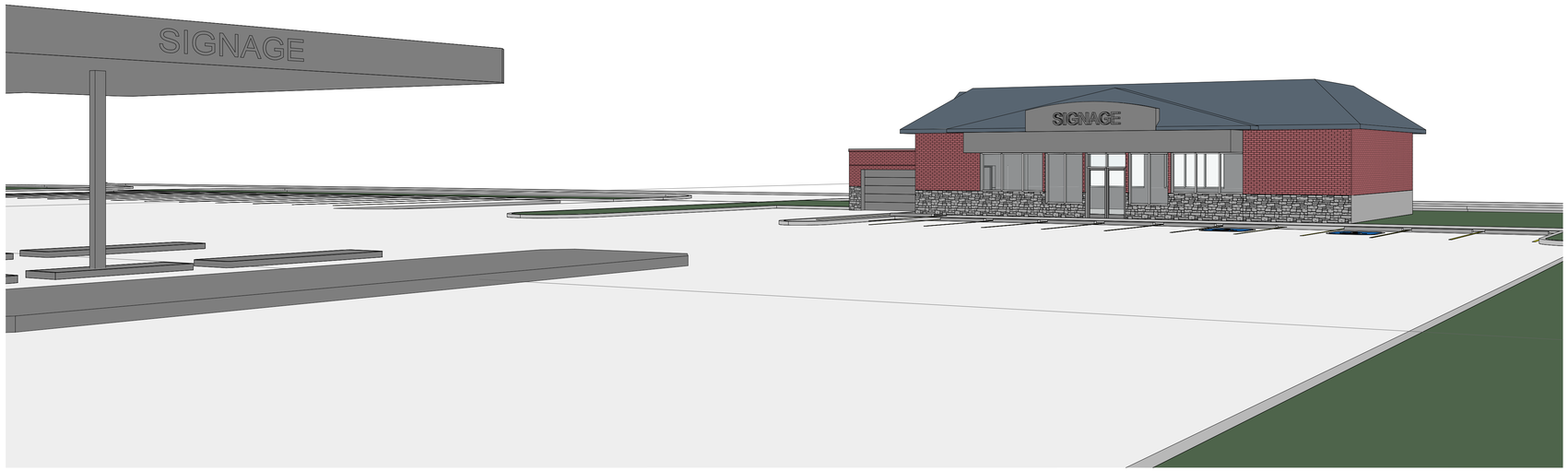
Zeidler Architecture Inc.
300 - 640 8 Avenue SW, Calgary, Alberta
zeidler.com

CIVIL

Jubilee Engineering Consultants Ltd.
3702 Edmonton Trail NE, Calgary, Alberta
jubileeengineering.com

LANDSCAPE

Landscape Planning
95 Mural Street, Suite 207, Richmond Hill, ON
www.landscapeplan.ca



Note: Artistic rendering only. Refer to plans and elevations for final design.

ARCHITECTURAL

DP0.00	COVER SHEET
DP1.01	PROJECT + BYLAW INFO., BLOCK PLAN & SITE PHOTOS
DP1.02	EXISTING SURVEY PLAN
DP1.03	SITE PLAN
DP1.04	SITE DETAILS
DP1.05	FIRETRUCK SWEEP PATH
DP1.06	LOADING PATH PLAN - FUEL TANK
DP1.07	LOADING PATH PLAN - SU9
DP1.08	LOADING PATH PLAN - WASTE & RECYCLING
DP1.09	LOADING PATH PLAN - PEDESTRIAN VEHICLE
DP2.01	FLOOR & ROOF PLANS
DP3.01	EXTERIOR ELEVATIONS
DP4.01	BUILDING SECTIONS & PERSPECTIVES

CIVIL

SP1	SITE SERVICING PLAN
SP2	SITE GRADING PLAN

LANDSCAPE

L1.01	LANDSCAPE PLAN

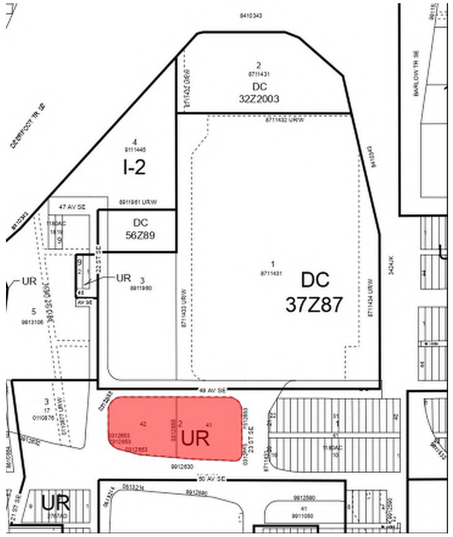
ELECTRICAL

E1.01	X-TRON POLES/LED LIGHTING PLAN

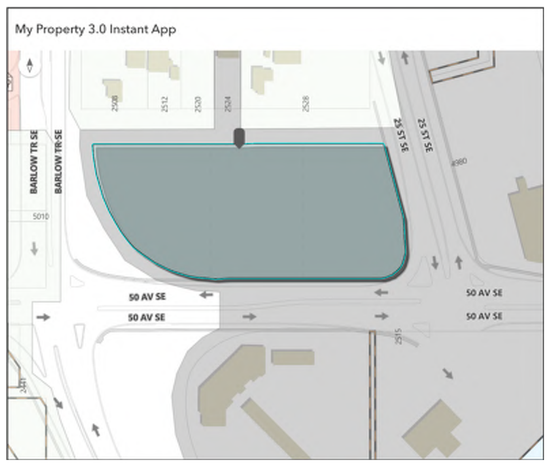


PROJECT INFO	
OWNER:	CREW CHIEFS FUELS
DP APPLICANT:	ZEIDLER ARCHITECTURE
GENERAL DESCRIPTION:	1 STOREY GAS BAR
LANDUSE BYLAW:	CALGARY'S LAND USE BYLAW (1P2007)
LEGAL ADDRESS:	LOTS 1 - 42 & OT, BLOCK A, PLAN 4724 R
MUNICIPAL ADDRESS:	2525 49TH AVENUE SE, CALGARY, ALBERTA
PARCEL AREA:	131159.8ft², 12,185.15m², ± 3.01 ACRES
PRINCIPAL USES / FLOOR:	GAS BAR
PROGRAM AREAS:	1 BUILDING
ZONING:	(I-G) INDUSTRIAL - GENERAL

CLAUSE	REQUIREMENT	PROVIDED
FLOOR AREA RATIO (F.A.R.): PART 8: DIVISION 2: INDUSTRIAL - GENERAL (I-G) DISTRICT ARTICLE (911)	MAXIMUM 1.0 F.A.R. (12181.2 m²) (1.0) = 12181.2 m²	TOTAL BLDG AREA (GAS BAR + WASTE COLLECTION) = 235.6 m² TOTAL SITE AREA = 12181.2 m² (235.6 m²) / (12181.2 m²) = 0.019 PROPOSED FAR: 0.019
SETBACKS: PART 8: DIVISION 2: INDUSTRIAL - GENERAL (I-G) DISTRICT -ARTICLE (915) FRONT SETBACK -ARTICLE (916) REAR SETBACK -ARTICLE (917) SIDE SETBACK	50TH AVE. SE SETBACK: 6.0m MIN 49TH AVE. SE SETBACK: 4.0m MIN 25TH ST. SE SETBACK: 6.0m MIN BARLOW TRAIL SE SETBACK: 6.0 MIN	50TH AVE. SE PROPOSED SETBACK: 6.0m 49TH AVE. SE PROPOSED SETBACK: 4.0m 25TH ST. SE PROPOSED SETBACK: 6.0m BARLOW TRAIL SE PROPOSED SETBACK: 6.0m
BUILDING HEIGHT: PART 8: DIVISION 2: INDUSTRIAL - GENERAL (I-G) DISTRICT ARTICLE (912) - 1 LAND USE CLAUSE (44P2022)	MAX. BUILDING HEIGHT: THERE IS NO MAX. BLDG HEIGHT FOR A BLDG LOCATED IN THE INDUSTRIAL - GENERAL DISTRICT	PROPOSED BUILDING HEIGHT: 6.06m
MOTOR PARKING VEHICLE PARKING REQUIREMENTS: PART 3: DIVISION 6: RULES GOVERNING ALL DISTRICT (1P2007 (121.1))	VEHICLUAR PARKING REQUIRED: -1.0 MOTOR VEHICLE PARKING STALLS PER 100.00 sqm OF GROSS USABLE FLOOR AREA. -3 PARKING STALLS REQUIRED	VEHICULAR PARKING PROVIDED: -23 TRUCKING STALLS -7 STANDARD STALLS -2 BARRIER FREE STALLS -TOTAL: 32
BICYCLE PARKING REQUIREMENTS: (1P2007 PART 4 - DIVISION.2)	BICYCLE PARKING REQUIRED: -NO CLASS 1 OR 2 BIKE PARKING REQUIRED FOR USES SPECIFIED.	BICYCLE PARKING PROVIDED: NONE
LOADING REQUIREMENTS: PART 3 - DIVISION 6: RULES GOVERNING ALL DISTRICTS Article (123) 1-6 - 12P2012, 20P2017	LOADING STALLS REQUIRED: -MINIMUM WIDTH: 3100 mm -MINIMUM DEPTH: 9200 mm -MINIMUM HEIGHT: 4300 mm -LOADING STALLS IS NOT REQUIRED WHERE THE CUMULATIVE GROSS FLOOR AREA OF ALL BUILDINGS ON A PARCEL IS LESS THAN OR EQUAL TO 930.0 sqm	LOADING STALLS PROVIDED: 1 PROVIDED
WASTE & RECYCLING STORAGE REQUIREMENTS (DPS-STDRD-0002 SECTION 1.3.1(5))	-WASTE & RECYCLING BINS REQUIRED: -ONE CONTAINER MUST BE PROVIDED FOR GARBAGE, RECYCLABLE MATERIAL, AND FOR FOOD & YARD WASTE MATERIAL. -NOTE BIN SIZE IS 3 m³ 3 m³ PER 1000 m² USED FOR THIS CALCULATION	WASTE & RECYCLING PROVIDED: RECYCLING: 3 m³ GARBAGE: 3 m³ FOOD & YARD WASTE: 3 m³
GAS BAR CANOPY HEIGHT: DIVISION 4, PART 2: DEFINED USES ARTICLE (203- C")	GAS BAR CANOPY HEIGHT: MUST NOT EXCEED 5M IN HEIGHT WHEN MEASURED FROM GRADE	GAS BAR CANOPY HEIGHT WHEN MEASURED FROM GRADE: 5.5M



LAND USE MAPS



MY PROPERTY MAP



MY PROPERTY MAP LEGEND



1. SITE VIEW FROM 25TH STREET SE & 50TH AVENUE SE



2. SITE IMAGE FROM 50TH AVENUE SE



3. SITE IMAGE FROM 25TH STREET SE



4. SITE IMAGE FROM 50TH AVENUE & BARLOW SE

TRUE NORTH

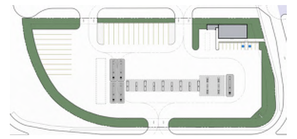
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NO.	ISSUE/ REVISION	DATE
1	DEVELOPMENT PERMIT SUBMISSION	2026-09-02

SEAL

PROJECT

CREW CHIEF 2525 49TH GAS BAR

PROJECT ADDRESS

2525 49th AVE SE
CALGARY, ALBERTA T2B 0M6

TITLE

PROJECT + BYLAW INFO., BLOCK PLAN & SITE PHOTOS

PROJECT NO.	DRAWN	CHECKED
B26-20039	NA	Checker

DRAWING NO.

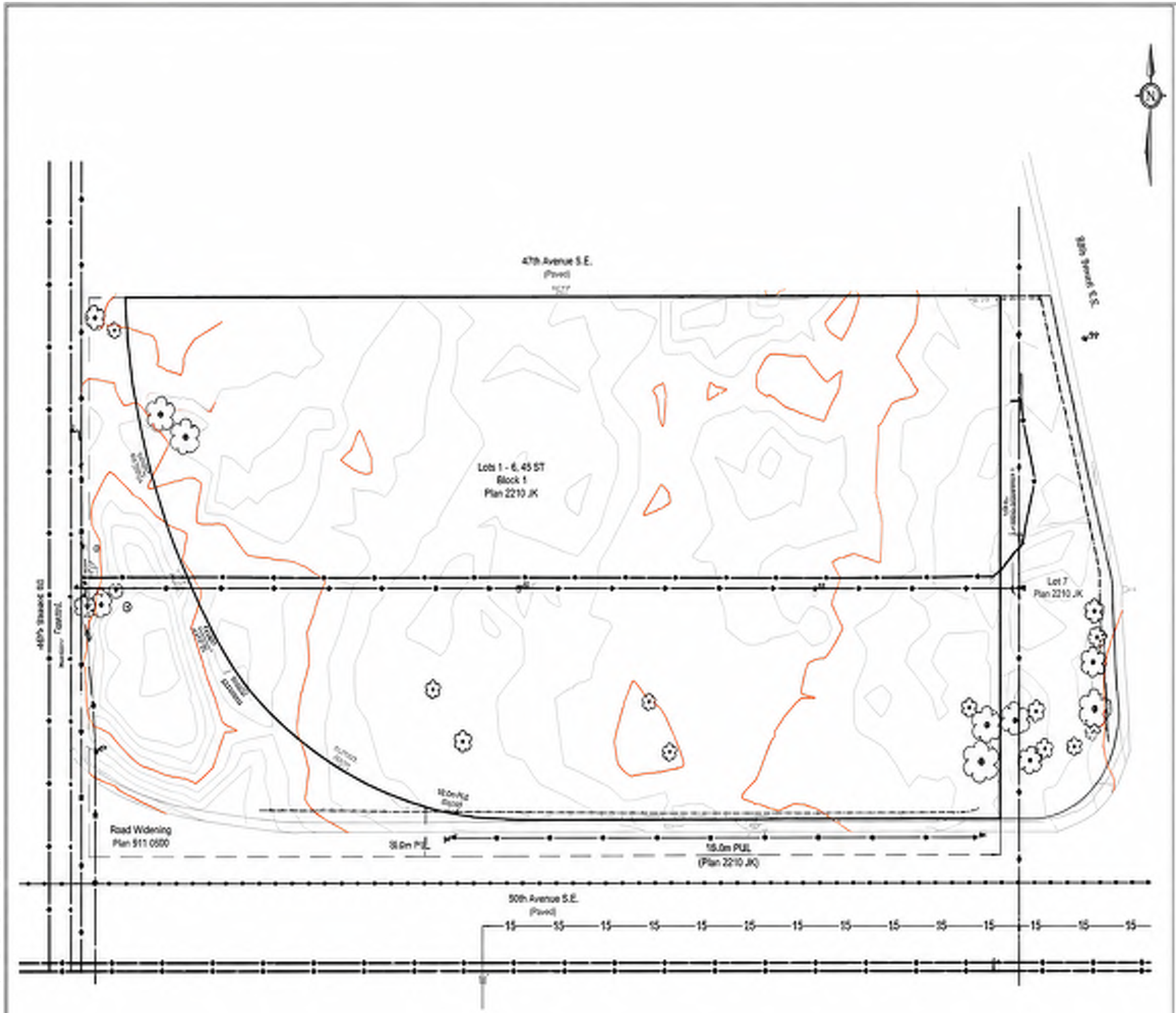
DP1.01

REVISION NO. 1

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LEGEND

DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE IN METRES AND DECIMALS THEREOF.
AND ARE GEODETIC AND ARE BASED ON CITY OF CALGARY
HORIZONTAL AND VERTICAL CONTROL NETWORK.
THE UTILITIES SHOWN ARE COMPILED FROM THE BEST
INFORMATION AVAILABLE. LOCATIONS MUST BE
CONFIRMED WITH THE INDIVIDUAL UTILITIES.

- Lot Line
- Easement
- Contour Major
- Contour Minor
- Proposed Grade
- High Point
- Low Point
- Existing Tree
- Deciduous Tree
- Coniferous Tree

Mayor Approval Date
March 20, 2023

Subdivision Application
SUB2022-0146

LEGAL DESCRIPTION
Portions of Lot 1, Block 1, Plan 2210 JK, Lot B, M.R. Plan 8110600 &
Road, Plan 911 0600

ME 1/4 Sec. 6-23-28-4

ZONING CLASSIFICATION
I-G (Industrial General) District

OWNER/DEVELOPER
9th Avenue SE Development Inc.
300 - 1320 5th Avenue NW
Calgary, AB Canada T2N 0R7

SURVEYOR
Snell & Dalund Survey (Alberta) Ltd.
#205, 3719 - 45 Street SE
Calgary, AB Canada T2B 3M1

NOTES
1. This plan is not valid unless its stamped by the Surveyor.
2. This plan is not valid unless its stamped by the Approving Authority.
3. The exact location of underground improvements must be confirmed with the individual utilities before construction.
4. Area dealt with bounded thus

All utilities location information is obtained from "the City of Calgary" Information & Technology - Records/Information Management" Boundary File, Except as Shown.

The location of existing underground improvements may be surveyed by "Snell & Dalund Survey (Alberta) Ltd." before guarantee is given that all existing underground improvements are shown.

Drawing Prepared: December 19, 2022

TULLOCH GEOMATICS

TULLOCH Geomatics
#205, 3719 - 45 Street NE,
Calgary, AB Canada T2B 3M1

Surveyed by: JW | Date: [illegible] | Drawn by: [illegible]
Scale: 1:750 | Ck'd by: December 19, 2022
Date: December 19, 2022 | Sheet: 1 of [illegible]

TRUE NORTH

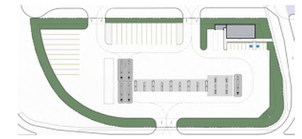
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NO.	ISSUE/ REVISION	DATE
1	DEVELOPMENT PERMIT SUBMISSION	2026-09-02

SEAL

PROJECT

CREW CHIEF 2525 49TH GAS BAR

PROJECT ADDRESS

2525 49th AVE SE
CALGARY, ALBERTA T2B 0M6

TITLE

EXISTING SURVEY PLAN

PROJECT NO.	DRAWN	CHECKED
B26-20039	Author	Checker

DRAWING NO.

DP1.02

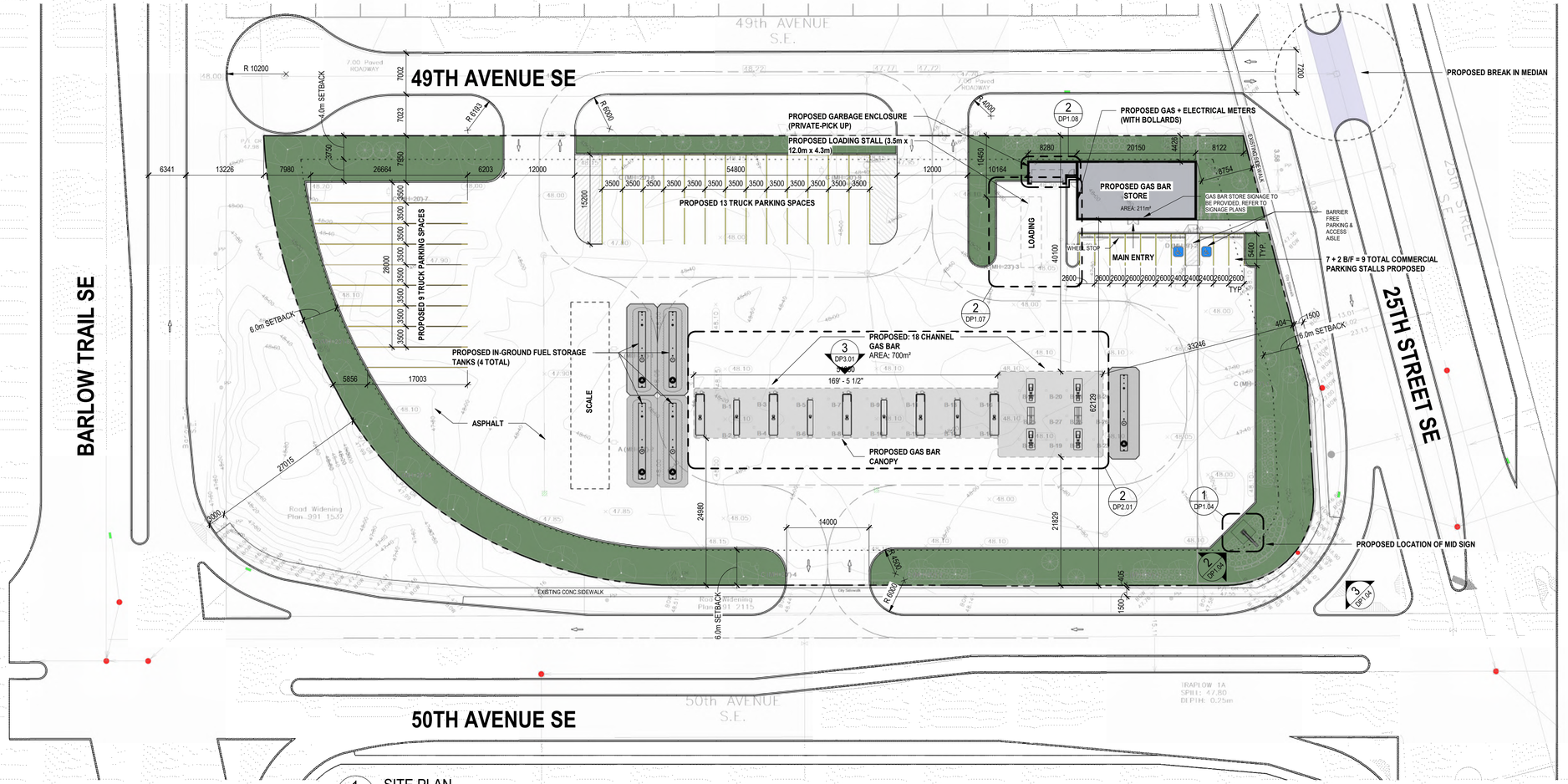
REVISION NO.

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TRUE NORTH

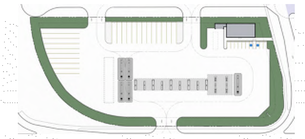
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1 DP1.03 SITE PLAN

SCALE: 1 : 400

SITE PLAN LEGEND

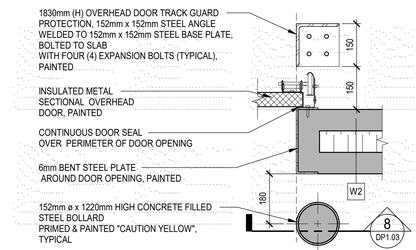
- PROPERTY LINES
- SETBACK LINES
- LEASE LINE FOR GAS BAR
- UTILITY RIGHT OF WAY
- HEAVY DUTY ASPHALT
- E. ELECTRICAL ROOM LOCATION
- M. MECHANICAL ROOM LOCATION
- W/R WASTE & RECYCLING ROOM LOCATION

SITE INFORMATION

1. SITE LOCATION
   A. MUNICIPAL ADDRESS: 2525 49 AVE S.E., CALGARY, ALBERTA T2B 0M6
   B. LEGAL ADDRESS: LOTS 1 - 42 & OT, BLOCK A, PLAN 4724 R
2. SITE AREA: 12,185 m²

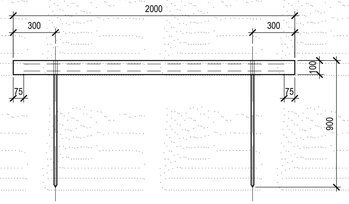
GENERAL NOTES

1. VANDAL PROOF LIGHTING ADJACENT TO ALL BUILDING ENTRANCEWAYS AND GARBAGE FACILITIES (OVERHEAD AND MAN DOORS).
2. MINIMUM LUX OF 10 AND SITE LIGHTING RATIO 4:1 ON PAVEMENT FOR PARKING AND PEDESTRIAN AREAS REQUIRED.
3. ALL SITE AND EXTERIOR MOUNTED LIGHTING WILL MEET CITY OF CALGARY LIGHTING STANDARDS.
4. EVERY SIDEWALK PROVIDED IS RAISED ABOVE THE PARKING AREA, WHEN LOCATED IN A PARKING AREA (BYLAW 693 (7))



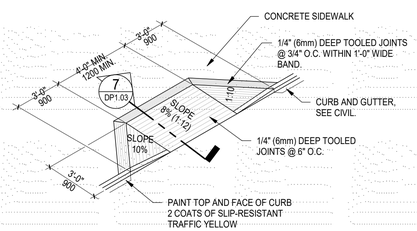
9 DP1.03 PLAN DETAIL - TYPICAL OVERHEAD DOOR JAMB

SCALE: 1 : 10



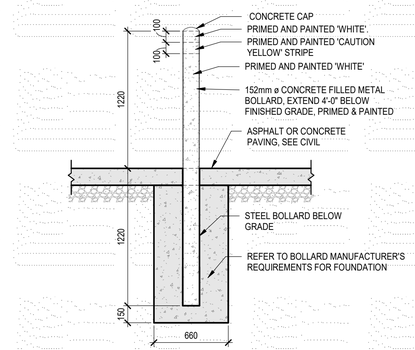
2 DP1.03 WHEEL STOP ELEVATION

SCALE: 1 : 20



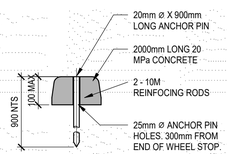
6 DP1.03 TYP. SIDEWALK LET-DOWN RAMP

SCALE: 1 : 50



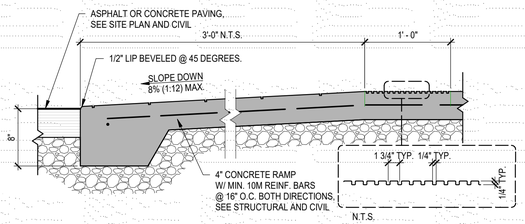
8 DP1.03 SITE DETAIL - TYPICAL FIXED BOLLARD

SCALE: 1 : 25



5 DP1.03 WHEEL STOP - SECTION

SCALE: 1 : 10



7 DP1.03 SECTION DETAIL - TYPICAL BARRIER FREE RAMP

SCALE: 1 : 10

NO.	ISSUE/ REVISION	DATE
1	DEVELOPMENT PERMIT SUBMISSION	2026-09-02

SEAL

PROJECT

CREW CHIEF 2525 49TH GAS BAR

PROJECT ADDRESS

2525 49th AVE SE
CALGARY, ALBERTA T2B 0M6

TITLE

SITE PLAN

PROJECT NO.	DRAWN	CHECKED
B26-20039	NA	Checker

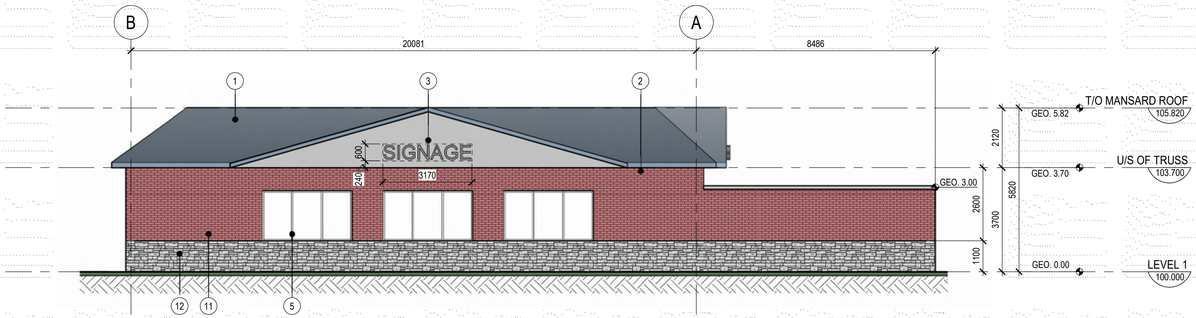
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REVISION NO. 1

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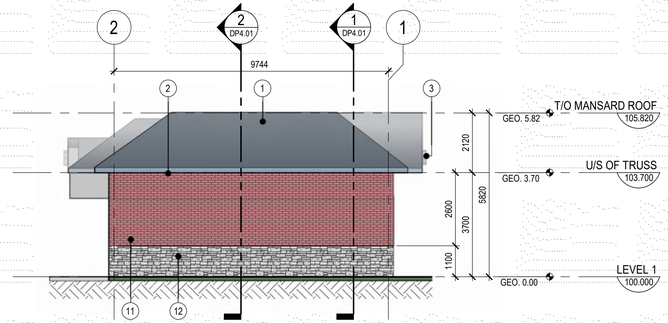
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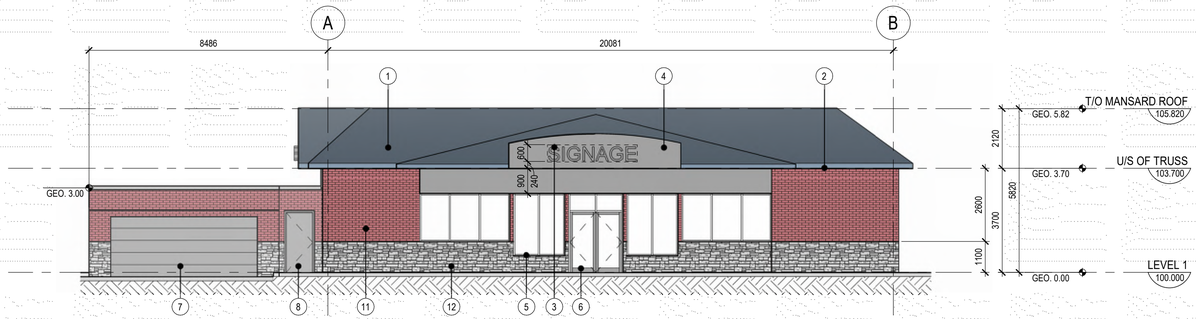
2 DP3.01 GAS BAR STORE - NORTH ELEVATION

SCALE: 1 : 100



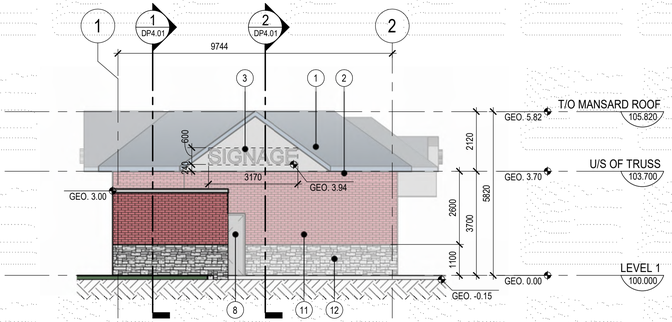
4 DP3.01 GAS BAR STORE - EAST ELEVATION

SCALE: 1 : 100



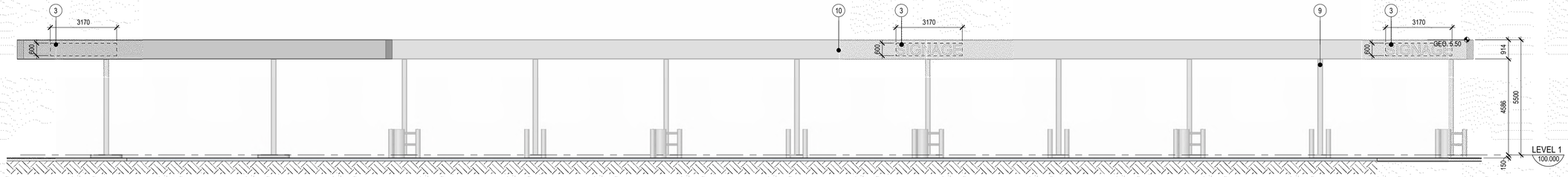
1 DP3.01 GAS BAR STORE - SOUTH ELEVATION

SCALE: 1 : 100



5 DP3.01 GAS BAR STORE - WEST ELEVATION

SCALE: 1 : 100



3 DP3.01 GAS BAR - SOUTH ELEVATION

SCALE: 1 : 100

MATERIAL MARK:	MATERIAL: KEYNOTE
1.	ROOF: ASPHALT SHINGLES COLOUR CHARCOAL
2.	ALUMINUM FASCIA. COLOR: TO MATCH ROOF
3.	BUILDING/GAS BAR SIGNAGE. COLOR/MATERIAL TBD
4.	SIGNAGE BACKER PANEL. COLOUR TO MATCH ROOF
5.	THERMALLY BROKEN ALUMINUM WINDOW WALL SYSTEM
6.	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM
7.	METAL O/H DOOR. COLOR: TO MATCH ADJACENT MATERIAL
8.	METAL PANEL DOOR. COLOR: TO MATCH ADJACENT MATERIAL
9.	COLUMN WRAP CLADDING. COLOR/MATERIAL: LIGHT METAL
10.	GAS BAR CLADDING. COLOR/MATERIAL: LIGHT METAL
11.	BRICK: COLOR RED
12.	MASONRY: COLOR GREY

SIGNAGE IS FOR INFORMATION PURPOSES AND SHOWN AS REFERENCE ONLY SUBJECT TO SEPARATE DEVELOPMENT PERMIT APPLICATION.

ALL PROPOSED EXTERIOR MOUNTED LIGHTS ARE TO CITY OF CALGARY LIGHTING STANDARDS

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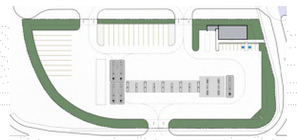
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NO.	ISSUE/ REVISION	DATE
1	DEVELOPMENT PERMIT SUBMISSION	2026-09-02

SEAL

PROJECT

CREW CHIEF 2525 49TH GAS BAR

PROJECT ADDRESS

2525 49th AVE SE
CALGARY, ALBERTA T2B 0M6

TITLE

EXTERIOR ELEVATIONS

PROJECT NO.	DRAWN	CHECKED
B26-20039	NA	Checker

DRAWING NO.

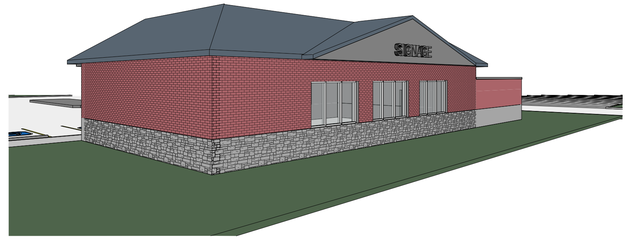
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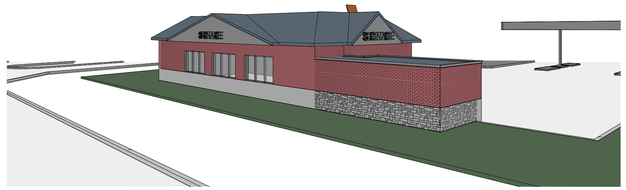
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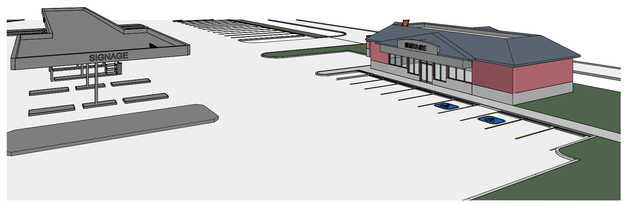
3 DP4.01 NE PERSPECTIVE
SCALE:



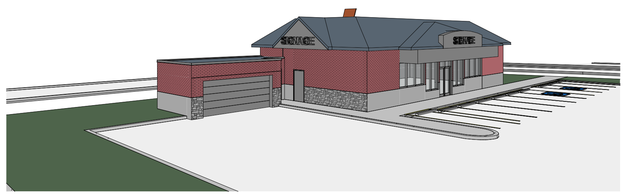
4 DP4.01 NW PERSPECTIVE
SCALE:



5 DP4.01 SE PERSPECTIVE
SCALE:



6 DP4.01 SE PERSPECTIVE W/ CANOPY
SCALE:



7 DP4.01 SW PERSPECTIVE
SCALE:

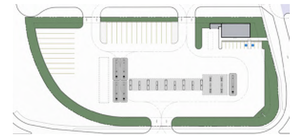
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NO.	ISSUE/ REVISION	DATE
1	DEVELOPMENT PERMIT SUBMISSION	2026-09-02

SEAL

PROJECT

CREW CHIEF 2525 49TH GAS BAR

PROJECT ADDRESS

2525 49th AVE SE
CALGARY, ALBERTA T2B 0M6

TITLE

BUILDING SECTIONS & PERSPECTIVES

PROJECT NO.	DRAWN	CHECKED
B26-20039	Author	Checker

DRAWING NO. REVISION NO.

DP4.01 1

NOT FOR CONSTRUCTION

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